

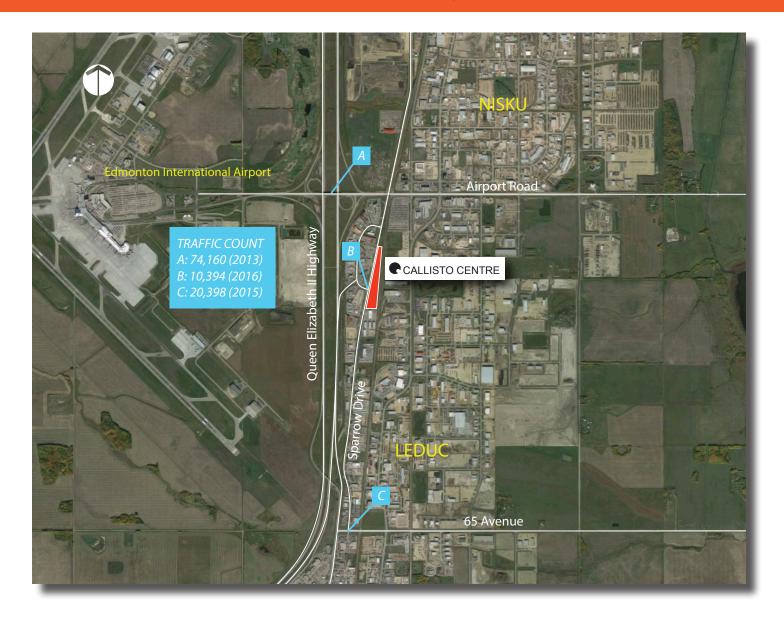
- LEASE / BUILD TO SUIT -

- ► Found along Queen Elizabeth II Highway, Alberta's busiest transportation corridor
- ► The Edmonton Calgary corridor enjoys enormous potential to become the region that stands out as one of the most prosperous and best places to do business in North America









LOCATION & STATISTICS

- Leduc, Alberta population 29,304 (2015)
- Located off intersection of Sparrow Drive and Sparrow Crecent
- Excellent access to Queen Elizabeth II Highway
- Immediate vicinity of 19 Hotels/Motels
- 5 mins from Edmonton International Airport
- 5 mins from Nisku Business Park
- Alberta population growth 15.4% (2010-2014) twice the national average
- Traffic Count See Map





SITE HIGHLIGHTS

- 10.8 acres developable site area
- General Commercial (GC) Zoning
- 61,200 sqft total leasable area
- Unit sizes ranging from 1,300 sqft (+/-) to 33,900 (+/-) sqft
- High visibility layout
- Drive-thru pad sites
- · One to two stories
- · Ample parking available

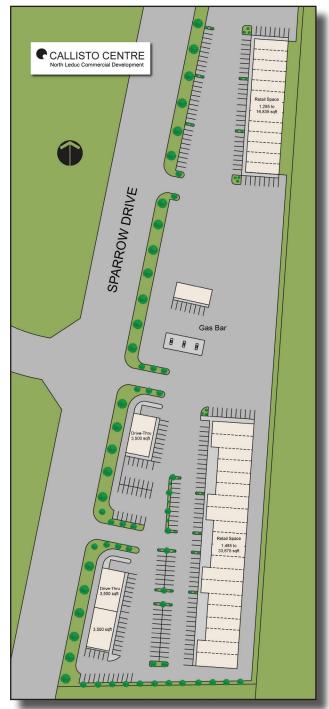
CONTACT INFORMATION

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Solar Cittee Developments would be happy to assist you in developing your business venture into one that is solid, prosperous and successful.



*Concept Plan

